



## HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

*Administered by the Department of Planning and Zoning*

VOICE 410-313-2350

FAX 410-313-3042

### March Minutes

Thursday, March 1, 2018; 7:00 p.m.

The March meeting of the Historic Preservation Commission was held on Thursday, March 1, 2018 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Tennor moved to approve the February minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Erica Zoren

Members Absent: Bruno Reich

Staff present: Samantha Holmes, Beth Burgess, Dan Bennett, Lewis Taylor, Yvette Zhou

#### PLANS FOR APPROVAL

##### Consent Agenda

1. HPC-16-84c – 8116 Main Street, Ellicott City
2. MA-17-46c – 8202 Main Street, Ellicott City
3. HPC-18-12c – 8086 Main Street, Ellicott City
4. HPC-18-13c – 8137 Main Street, Ellicott City
5. HPC-18-14c – 8390 Main Street, Ellicott City
6. HPC-18-15c – 8133 Main Street, Ellicott City

##### Regular Agenda

7. HPC-18-16 – 3426 Deanwood Avenue, Ellicott City
8. HPC-18-17c – 8081 Main Street, Ellicott City
9. HPC-18-10 – 3741 Hamilton Street/3756 Old Columbia Pike, Ellicott City (continued from February)
10. HPC-18-18 – 3741 Hamilton Street/3756 Old Columbia Pike, Ellicott City

#### OTHER BUSINESS

1. Ellicott City Watershed Master Plan Schedule Update

**\*\*There will not be a discussion on the Ellicott City Design Guidelines Update\*\***

## CONSENT AGENDA

### HPC-16-84c – 8116 Main Street, Ellicott City

Final tax credit 20.112 claim.

Applicant: Charlene Townsend

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1830. The Applicant was pre-approved for tax credits on October 6, 2016 for repairs to the front façade due to damage from the July 30, 2016 flood. The Applicant has submitted documentation that \$2,236.54 was spent on eligible, pre-approved work. The Applicant seeks \$559.13 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the receipts, invoices and bank statements add up to the requested amount.

**Staff Recommendation:** Staff recommends approval as submitted for \$559.13 in final tax credits.

**Testimony:** Mr. Shad asked if anyone in the audience wished to present testimony. No one in the audience wanted to testify.

**Motion:** Mr. Roth moved to approve the application as submitted. Ms. Zoren seconded. The motion was unanimously approved.

### MA-17-46c – 8202 Main Street, Ellicott City

Final tax credit 20.112 claim.

Applicant: Ron Peters

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1850. The Applicant was pre-approved for tax credits on October 11, 2017 through the Executive Secretary pre-approval process to repoint the granite front façade. The Applicant has submitted documentation that \$13,063.73 was spent on eligible, pre-approved work. The Applicant seeks \$3,265.93 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the invoices and cancelled checks add up to the requested amount.

**Staff Recommendation:** Staff recommends approval as submitted for \$3,265.93 in final tax credits.

**Testimony:** Mr. Shad asked if anyone in the audience wished to present testimony. No one in the audience wanted to testify.

**Motion:** Mr. Roth moved to approve the application as submitted. Ms. Zoren seconded. The motion was unanimously approved.

**HPC-18-12c – 8086 Main Street, Ellicott City**

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$106,700. The difference in the assessment that is eligible for the tax credit is \$105,700.00. The application states that \$36,417.50 was spent on restoring the building.

**Staff Comments:** Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$10,717.98. As a result, Staff reviewed expenses 30% higher than the estimated potential tax credit and confirms that there are \$20,956.49 in qualified expenses for restoration work that includes installing a new gas furnace and associated components, interior repairs, painting, electrical and gas line repairs.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

**Staff Recommendation:** Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

**Testimony:** Mr. Shad asked if anyone in the audience wished to present testimony. No one in the audience wanted to testify.

**Motion:** Mr. Roth moved to approve the application as submitted. Ms. Zoren seconded. The motion was unanimously approved.

**HPC-18-13c – 8137 Main Street, Ellicott City**

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1906. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$323,700. The difference in the assessment that is eligible for the tax credit is \$322,700. The application states that \$128,590.44 was spent on restoring the building.

**Staff Comments:** Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$32,721.78. As a

result, Staff reviewed expenses 30% higher than the estimated potential tax credit and confirmed \$42,803.53 in qualified expenses for restoration work that includes interior repairs, HVAC and electrical work.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

**Staff Recommendation:** Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

**Testimony:** Mr. Shad asked if anyone in the audience wished to present testimony. No one in the audience wanted to testify.

**Motion:** Mr. Roth moved to approve the application as submitted. Ms. Zoren seconded. The motion was unanimously approved.

**HPC-18-14c – 8390 Main Street, Ellicott City**

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1938-1939. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$669,900. The difference in the assessment that is eligible for the tax credit is \$668,900. The application states that \$32,730.59 was spent on restoring the building.

**Staff Comments:** Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$67,826.46. However, since there are only \$15,539.74 in qualified expenses, the estimated potential tax credit cannot exceed this amount. Staff confirmed \$15,539.74 in qualified expenses for restoration work that includes dehumidifier rentals, electrical work, plumbing work and interior cleanout. The Applicant incurred other expenses on repair, but they relate to site work and are not eligible for the tax credit.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

**Staff Recommendation:** Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

**Testimony:** Mr. Shad asked if anyone in the audience wished to present testimony. No one in the audience wanted to testify.

**Motion:** Mr. Roth moved to approve the application as submitted. Ms. Zoren seconded. The motion was unanimously approved.

**HPC-18-15c – 8133 Main Street, Ellicott City**

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$175,800. The difference in the assessment that is eligible for the tax credit is \$174,800. The application states that \$73,363.29 was spent on restoring the building.

**Staff Comments:** Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$17,724.72. As a result, Staff reviewed expenses 30% higher than the estimated potential tax credit and confirmed \$25,599.54 in qualified expenses for restoration work that includes HVAC, plumbing and electrical work.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

**Staff Recommendation:** Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

**Testimony:** Mr. Shad asked if anyone in the audience wished to present testimony. No one in the audience wanted to testify.

**Motion:** Mr. Roth moved to approve the application as submitted. Ms. Zoren seconded. The motion was unanimously approved.

## REGULAR AGENDA

### HPC-18-16 – 3426 Deanwood Avenue, Ellicott City

Certificate of Approval for exterior alteration and tree removal.

Applicant: Kelly Guerrier

**Background & Scope of Work:** This property is located in the Ellicott City Historic District within the Woods of Park Place subdivision. The structure dates to 2005 and as such, is not a historic structure. The Applicant seeks approval for the following work:

- 1) Change color of front door, shutters and garage door from green to Sherwin William Roycroft Pewter, a dark gray.
- 2) Remove four trees in the rear yard that are located close to the house. The application explains that the trees are causing moisture problems to the deck and are also constantly filling the gutters with leaves, causing overflow and rust issues. The trees are concerning to the Applicant from a safety perspective as well. The trees are located 6 feet from the rear deck and 18.5 feet from the house. The trees have a diameter at 4.5 feet above ground level of 24 inches, 28 inches, 30 inches and 36 inches.

**Staff Comments:** The change of the trim/accent color from green to dark gray complies with Chapter 6.N recommendations, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings...In general, use calm or subdued colors, reserving bright colors for small, important details, such as doors or trim.” The proposed dark gray will be compatible with the existing off-white siding color and with the neighboring buildings which share similar color schemes.

The four trees are located 6 feet from the deck and about 18.5 feet from the house, as shown in Figure 2. The Applicant has indicated they have experienced moisture and other problems on their deck and gutters as a result. The Applicant stated they would like to remove the trees from a safety perspective as well, due to how close the trees are to the house. Chapter 9.B recommends against the “removal of live mature trees, unless it is necessary due to disease or to

prevent damage to historic structures.” While the house in question is not historic, the proposed removal of the trees would be to prevent further damage to the structure. Chapter 9.B recommends, “plant new trees and shrubs far enough from buildings to avoid moisture problems and damage to the buildings from falling limbs and roots as the plants grow.” The trees pre-date the construction of the house as they were not planted after the fact, but their proximity is causing issues to the structure. The Applicant’s property backs up to open space, so the area in general will remain heavily wooded (see Figure 1).



Figure 1 - Aerial view of property





Figure 2 - Location of trees next to deck

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** Mr. Shad swore in Maida Guerrier and Kelly Guerrier. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Guerrier said no. Ms. Tennor said the proposed removal of the four trees closest to the rear of the house are not problematic since there are still extensive tree covers around the area.

**Motion:** Mr. Roth moved to approve the application as submitted. Ms. Tennor seconded. The motion was unanimously approved.

**HPC-18-17c – 8081 Main Street, Ellicott City**

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$117,100. The difference in the assessment that is eligible for the tax credit is \$116,100. The application states that \$78,164.66 was spent on restoring the building.

**Staff Comments:** Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$11,772.54. As a result, Staff reviewed expenses 30% higher than the estimated potential tax credit and confirmed \$21,930.00 in qualified expenses for restoration work that includes interior repairs.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

The historic true divided light wood windows with historic glass survived the flood, with minimal damage on the first floor. However, all the historic windows on the front façade were replaced on the first and second floor after the flood. The replacement appears to be a simulated external divided light.



Figure 3 - Damaged historic window after flood



Figure 4 – Current replacement window





**Figure 5 - Front facade of building after flood**

More information is needed on the product specification used in order to make a recommendation. However, based on a visual inspection of the windows, they do not appear to be an in-kind replacement which would require retroactive approval. The cost of these replacement windows was not included in the amount of qualified expenses referenced above.

**Staff Recommendation:** Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Staff needs further specs on the type of window product to make a recommendation.

**Testimony:** The Applicant was not present. Mr. Taylor asked if Staff knew the estimated age of the windows. Ms. Burgess said the glass is very old, if not original.

Ms. Zoren asked if the replacement windows are 9 over 6 like the original windows or half and half. Ms. Burgess said the Applicant had indicated the replacement windows were custom. Mr. Roth asked if the first floor windows were replaced. Ms. Homes said all the windows were replaced on the first and second floors.

Ms. Tennor said window work requires special skilled contractors who are hard to find. Ms. Tennor asked if Staff could recommend window resources to Applicants. Ms. Burgess said the Ellicott City Partnership (ECP) has a contractor directory compiled by the design committee that has useful resources, but the County does not make recommendations. Ms. Burgess said Staff have referred Applicants to the directory. However, ECP migrated to a new website and the directory is not currently available but will be uploaded soon. Ms. Holmes said although the Applicant hired window contractors for the work, the Applicant served as their own general contractor.

Mr. Roth asked if the question before the Commission is if the replacement windows are eligible for tax credit due to the property being in current violation.

Mr. Taylor advised the Commission to go into closed session. Mr. Roth motioned to go into closed session. Ms. Tennor seconded. The motion was unanimously approved. The meeting went into closed session at 7:52pm.

**Closed session:** Mr. Taylor provided legal advice on the application.

**Open Session:** Mr. Roth moved to open the meeting session. Ms. Tennor seconded. The motion was unanimously approved. The meeting went into open session at 7:54pm.

The Commission requested the Applicant's presence at the next meeting.

**Motion:** Mr. Roth moved to postpone the application to next month's meeting and requested the Applicant to be in attendance. Ms. Tennor seconded. The motion was unanimously approved.

**HPC-18-10 – 3741 Hamilton Street/3756 Old Columbia Pike, Ellicott City (continued from February)**

Certificate of Approval for new construction and exterior alterations.

Applicant: Nathan Sowers and Kimberly Kepnes

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to the Historic Sites Inventory, the building dates to about 1845-1851. This application is continued from February 2018 in which the Applicant proposed to add an addition on to the side of the building. The Applicant was approved for the majority of the work, but the Commission requested the Applicant return with more detailed drawings showing what the framing members will look like and other architectural details. The Commission also continued the request for approval of the wood shed. The location of the garden shed was approved.



Figure 6 - Aerial view of property. Photo provided by Applicant.





Figure 7 - View approaching building from parking lot



Figure 8 - View directly in front of building

**Staff Comments:** The discussion and vote on the wood shed was continued from the February meeting. At that meeting, the Applicant said it would be possible to move the wood shed back a few feet onto the gravel area. Staff finds this location would be more appropriate than the existing location, as placement in the gravel area would shift the shed out of the direct line of sight of the historic building. A suggested placement is shown in Figure 6, where the red circle is located. The Applicant has confirmed that the shed would not remain on the property if the business was ever to relocate. The Applicant explained that truck has to back up onto the property weekly in order to deliver the wood used for the business. There is one patch of grass remaining on the property at this location, which could be replaced with the gravel on-site, allowing the truck to back up farther to unload the wood, which would assist in the relocation of the shed.

The Applicant has not yet submitted the requested architectural details for the addition.

**Staff Recommendation:** Staff recommends Approval contingent upon the shed being shifted out of the direct line of sign of the historic building, and recommends Approval of the remainder of the area being landscaped with gravel, if desired.

**Testimony:** Mr. Shad swore in Nathan Sowers and Kimberly Kepnes. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Holmes said the red circle in Figure 6 is not shown correctly and got moved in editing; the circle should be up to the other side of the fence and has been corrected for the minutes.

Ms. Kepnes said the Commission requested detailed drawings at the previous meeting showing how the structure would be attached to the building. Ms. Kepnes provided renderings to the Commission which showed that there are two posts against the building. Ms. Kepnes said the design is for a standalone structure that is against the building but does not have a ledger board attached to the building. The roof will have a trim board against the stone side of the building that will have flashing and will be caulked to the building. Ms. Kepnes said the roof is standing seam metal, posts will be wrapped with one inch wood boards and there will be a rake board on the front.

Ms. Tennor asked if the Applicant will have any attachments into the adjacent stonewall. Ms. Kepnes said no, the structure will be freestanding pavilion up against the building.

Ms. Zoren asked about the roof materials. Ms. Kepnes said the roof is standing seam metal in black. Ms. Holmes asked what the seam will look like. Ms. Kepnes said she did not have a specification sheet but the rendering shows the seam. Ms. Tennor asked how to proceed if the seam information is not present. Ms. Holmes said the Commission can stipulate the roof should have a traditional seam subject to Staff approval.

Mr. Shad asked about the countertop material. Ms. Kepnes said the material is wood.

Ms. Tennor asked if the physical access to the area under the roof is only through the door or is there an alternate way to access the pavilion. Ms. Kepnes said the intention is to provide a barrier to the public, not to be used for traffic. Mr. Roth asked if the Applicant will build a stone wall behind the structure. Ms. Kepnes said there is a hillside that will have short retaining walls finished with stone on the outside.

Mr. Shad asked about the lighting fixtures. Ms. Kepnes said the fixtures are recessed lighting. Mr. Shad said the lighting fixtures should be subject to Staff's approval. Ms. Zoren asked how the recessed lighting will be installed on the open structure. Ms. Kepnes said the recessed lights are installed inside the frames of the ceiling beams.

Ms. Tennor asked about the dimensions of the beams. Ms. Kepnes said she would need to obtain the dimensions from the previous application. Ms. Tennor asked if the recessed lights will be no deeper than the ceiling beams. Ms. Kepnes said yes. Ms. Tennor asked if the rendering showed the exhaust feature on the wood stove that was approved prior. Ms. Kepnes said the rendering does not shown the exhaust but will be installed. Ms. Burgess asked to confirm that the exhaust is still within the roof. Ms. Kepnes said yes.

Ms. Tennor asked if the four support beams are wrapped, and painted. Ms. Kepnes said yes.

Ms. Kepnes said she is willing to move the shed six feet per Staff recommendation. Ms. Holmes said Staff also suggested the Applicant can continue using gravel in the corner to facilitate delivery truck access.

Ms. Tennor said there are many elements being added to the open space around the historic structure, yet the Guidelines do not have language pertaining to such situations. She explained that if the Commission can influence the organization of the elements, the outcome would benefit the Historic District and aesthetic of the property. Ms. Tennor said moving the shed back towards the far right of the site is an improvement. Ms. Tennor recommended the shed to be turned in the same orientation that would parallel the shed on the other side of the pavilion for the elements to appear more organized. Ms. Kepnes said her property is unique in that all sides of the building are exposed to public view, not having areas to hide features but Ms. Kepnes said she is willing to move the shed six feet per Staff's recommendations. She said that she is not willing to turn the shed, as the angle was determined based on weather and keeping the wood dry.

Mr. Taylor asked the Commission if the organization of multiple accessory structures in the yard of a historic building would lessen the negative impact on the appearance of the historic structure. Ms. Tennor said yes. Ms. Kepnes said she believes the accessory structures are organized.

Mr. Shad said applications should be submitted before the structures are installed. Ms. Kepnes agreed.

Ms. Zoren asked for clarification of moving the shed six feet against the fence. Ms. Kepnes said the angle of the shed will remain the same, only moving the shed over six feet to be even with the pavilion.

Ms. Zoren recommended drainage to be integrated into the pavilion to avoid water collection. Ms. Kepnes agreed.

**Motion:** Ms. Tennor moved to approve the relocation of the shed six feet south onto the gravel, and the structure of the cooking pavilion as described in the drawing submitted in tonight's meeting. The lighting fixtures and standing seam roof will be subject to Staff's approval. Incorporation of Commissioner Zoren's drainage recommendations. Mr. Roth seconded. The motion was unanimously approved.

#### **HPC-18-18 – 3741 Hamilton Street/3756 Old Columbia Pike, Ellicott City**

Certificate of Approval for signs.

Applicant: Kimberly Kepnes

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to the Historic Sites Inventory, the building dates to about 1845-1851. The Applicant seeks retroactive approval for the installation of three signs:



- a) Sign #1 – River House Pizza Company is a flat framed freestanding sign that is mounted on the former rain barrel, using a wood bracket. The sign is 35 inches high by 34.5 inches wide, for a total of 8.39 square feet. The sign has a white background with black text and a black graphic. The sign contains the logo of the business which has a graphic of the oven and would read:

River House Pizza Co.  
Wood-fired oven

- b) Sign #2 – ScoopAHHdeedoo flat mounted framed sign, which is hung on a hook near the ice-cream window. The sign hangs from a black metal chain, which is fixed to a mitered frame around the metal sign. The sign is 45 inches high by 28 inches wide, for a total of 8.75 square feet. The sign has a white background with pink and green text with a black border. The sign would read (in the shape of an ice cream cone):

Scoop  
AHH  
DEE  
DOO

- c) Sign #3 – ScoopAHHdeedoo ice cream banner, which is hung on the corner of the building to allow visibility from the parking lot. The banner is hung from a metal bracket fixed into the mortar joints on the building. The sign is 48 inches high by 24 inches wide for a total of 8 square feet. The sign has a white background with pink and green text with a black border. The sign would read:

ScoopAHHdeedoo  
Ice Cream  
(arrow pointing down)  
ScoopAHHdeedoo



Figure 9 - Sign #1 - River House Pizza



Figure 10 - Signs #2 ScoopAHHdeedoo ice cream



Figure 11 – Banner for ScoopAHHdeedoo

**Staff Comments:** The proposed location of Sign #1 for River House Pizza is about 8 feet from the edge of the parking lot, but there is a series of parking spaces located along the property, in front of the sign. This sign is located on top of the former rain barrel, which is a whiskey barrel. The Applicant would like to retain the whiskey barrel for visual interest. Chapter 11.B recommends, “where they are permitted, limit a freestanding sign to a height below the window sill of the second story of the building with which it is associated” and “to respect the pedestrian scale, limit the size of a freestanding sign to four to six square feet in area.” The proposed sign would be 8.39 square feet, which is slightly larger than recommended. However, the sign is set back from the parking lot and the size will make it visible above the fence line. The sign otherwise complies with the Guideline recommendations, “use simple, eligible words and graphics” and “keep letter to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used.” The sign also only contains two neutral colors, which complies with Chapter 11.A recommendations, “use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.” The trim on the building is black and white, which matches the sign. While the barrel was originally approved to be a rain barrel and since been repurposed, the use as a sign holder is a creative solution to a freestanding sign and removes the need for a tall post to hold the sign above fence level. In this situation, the sign and barrel are located entirely on private property within a large yard and do not impede the public right of way or pedestrian traffic.



Sign #2 and #3 would be located on the building, and would be about 52 feet from the edge of the parking lot. These signs comply with Chapter 11.A recommendations as well. The flat mounted sign is limited to the name of the business with two colors on a white background. The black frame around the sign coordinates with the black trim on the building, and matches the frame around the River House Pizza Co. sign. The banner contains wayfinding information for customers with the text "order here," but otherwise only contains the business name in small text to tie the signs together. Chapter 11.B explains, "in a few cases a location may call for two signs for a business. When the two signs are on the same building façade, the best combination will often be one flat-mounted or window sign and one projecting sign. Multiple signs need to be coordinated so that the cumulative effect does not clutter or obscure the building façade." The signs comply with this recommendation as the two signs are coordinated through the business name and colors. The projecting sign is not highly visible when looking at the front faced of the building, but is visible from the side views. The façade does not appear cluttered due to this arrangement.



Figure 12 - View of signs from the parking lot

The Guidelines recommend a maximum of eight square feet in area for any one sign, but explains that "more sign area is appropriate for some of Ellicott City's larger buildings, where these signs would result in signs that are ineffective or not in scale with the building." The flat mounted sign is 8.75 square feet, which complies with the Guidelines. The projecting sign/banner is 8 square feet, which is slightly larger than the recommended 4 to 6 square for projecting signs. However due to the large setback from the parking lot and the size of these buildings, the use of two signs, slightly above the recommended size is appropriate.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** The Applicant, Ms. Kepnes, was already sworn in on the previous case. Mr. Roth asked if the banner shown in located at the same place as the cooking pavilion. Ms. Kepnes said the cooking pavilion is on the opposite end.

Ms. Tennor agreed that the signs complied with the Guidelines. Ms. Tennor said the panel mounting to the rain barrel is a great idea for adaptive reuse.

Mr. Shad said the Application should be submitted before installation. Ms. Kepnes agreed.

**Motion:** Ms. Tennor moved to approve the application per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved.

## OTHER BUSINESS

- Ellicott City Watershed Master Plan Schedule Update.

Ms. Holmes said the next Ellicott City Watershed Master Plan meeting will be on March 22, 2018 from 7:00 pm-9:00 pm at Roger carter Community Center. The master plan consultant recommended the Commissioners attend and hear community feedback. Mr. Taylor said there should be no issues in attending, but advised to avoid conversations between the Commissioners. Mr. Shad confirmed his attendance at the Master Plan Advisory Team on March 7, 2018.

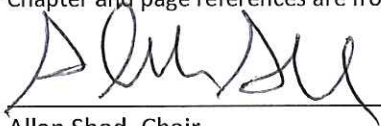
Ms. Tennor asked about the format of the meetings. Ms. Burgess said the format is interactive using presentation slides and small group collaboration.

Ms. Burgess anticipates an application to be submitted in May or June for the HPC to give advisory comments on the master plan.


- Ellicott City Design Guidelines Update – There will not be any discussion of the Guidelines update this month. Future meeting dates, once available, will be posted on the website: [www.howardcountymd.gov/ECdesignguidelines](http://www.howardcountymd.gov/ECdesignguidelines). Ms. Holmes explained why the Guidelines were not being discussed that night.


Mr. Shad moved to adjourn. Mr. Roth seconded. The motion was unanimously approved and the meeting was adjourned at 8:01 pm.

\*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

  
Allan Shad, Chair

  
Beth Burgess, Executive Secretary

  
Samantha Holmes, Preservation Planner

  
Yvette Zhou, Recording Secretary